



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**312, 304 Cranberry Park SE
Calgary, Alberta**

MLS # A2282357



\$350,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.61 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Microwave Hood Fan

Perfect opportunity for landlords or investors looking to expand their portfolio. This bright end-unit corner condo offers a well-designed layout with extra windows and abundant natural light. Thoughtful upgrades include hardwood flooring, granite countertops, 9’ ceilings, and more. The popular floor plan features two bedrooms, a spacious den ideal for a dining area or home office, two full bathrooms including an ensuite, and convenient in-suite laundry. Titled underground parking is included, complete with a separate storage unit attached to the stall. A must-see property with strong rental appeal.